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5/03/96

FLORIDA DIVISION OF CORPORATIONS
PUBLIC ACCESS

((H96000006328))
TO: DIVISION OF CORPORATIONS
STATE OF FLORIDA
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PHONE: (305) 527-6221
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FLORIDA PROFIT CORPORATION OR P.A.

((H96000006328))
NAME: BBG APPRAISERS, INC.
FAX AUDIT NUMBER: H96000006328
DATE REQUESTED: 05/03/1996
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DIVISION OF CORPORATIONS

96 MAY -3 PM 4:22

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ARTICLES OF INCORPORATION OF

BBG APPRAISERS, INC.

The undersigned Incorporator does hereby make, subscribe, file and acknowledge these Articles of Incorporation for the purpose of organizing a corporation under the Florida Business Corporation Act.

ARTICLE I

NAME OF CORPORATION

The name of this Corporation shall be:

BBG Appraisers, Inc.

ARTICLE II

PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office and the mailing address of this Corporation is 773 S.W. River Court, Palm City, Florida, 34990.

ARTICLE III

AUTHORIZED SHARES

The total authorized capital stock of this Corporation shall consist of 10,000 shares of Common Stock, par value \$.01 per share.

ARTICLE IV

ADDRESS OF REGISTERED OFFICE IN THIS STATE

The street address of the initial registered office of this Corporation in the State of Florida is 773 S.W. River Court, Palm City, Florida, 34990 and the initial registered agent of this Corporation at that address shall be Sharon Sandel.

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FTL:145753:1

Prepared by: Glen A. Stankos, Esq., FL Bar #0331848
Ruden McClosky, Et al., P. O. Box 1900
Fort Lauderdale, Florida 33301
(305) 764-6660

FILED
MAY 3 1996
CLERK OF COURT
Palm Beach County
Florida

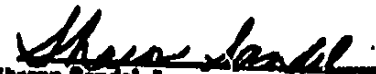
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**ARTICLE V
INCORPORATOR**

The name and street address of the person signing these Articles of Incorporation is:

Sharon Sandel
773 S.W. River Court
Palm City, Florida 34990

IN WITNESS WHEREOF, I have hereunto subscribed my hand and seal this 3rd day of May, 1996.


Sharon Sandel, Incorporator

THE UNDERSIGNED, named as the registered agent in Article IV of these Articles of Incorporation, hereby accepts the appointment as such registered agent, and acknowledges that he is familiar with, and accepts the obligations imposed upon registered agents under, the Florida Business Corporation Act, including specifically Section 607.0505.


Sharon Sandel, Registered Agent

FILED
56 MAY -3- 1996
TALLAHASSEE
FLA
5-07

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